

EXHIBIT A

Attorney or Plaintiff's Name & Address:

ACE HOMES, LLC
5945 PEACHTREE CORNERS EAST
NORCROSS GA 30071
HOME: (678) 249-8971

ACE HOMES, LLC
5945 PEACHTREE CORNERS EAST
NORCROSS GA 30071
HOME: (678) 249-8971
Plaintiff

VS

Name and Address of Party to be Served:

MINNIFIELD, KIMELYN
260 LEGENDS TRACE
MCDONOUGH GA 30253,

MINNIFIELD, KIMELYN
260 LEGENDS TRACE
MCDONOUGH GA 30253,

AND, ALL OCCUPANTS
260 LEGENDS TRACE
MCDONOUGH GA 30253

AND, ALL OCCUPANTS
260 LEGENDS TRACE
MCDONOUGH GA 30253
Defendant

SHERIFF'S ENTRY OF SERVICE

PERSONAL	<input type="checkbox"/> I have this day served the defendant _____ personally with a copy of the within action and summons.
NOTORIUS	<input checked="" type="checkbox"/> I have this day served the defendant <u>Kimelyn Minnifield</u> by leaving a copy of the action and summons at his most notorious place of abode in this County. Delivered same into hands of <u>David Missouri</u> described as follows: age, about _____ years; weight, about _____ pounds; height, about _____ feet and _____ inches, domiciled at the residence of the defendant.
CORPORATION	<input type="checkbox"/> Served the defendant _____, a corporation by leaving a copy of the within action and summons with _____ in charge of the office and place of doing business of said Corporation in this County.
TACK & MAIL	<input type="checkbox"/> I have this day served the above affidavit and summons on the defendant(s) by posting a copy of the same to the door of the premises designated in said affidavit, and on the same day of such posting by depositing a true copy of same in the United States Mail, First Class, in an envelope properly addressed to the defendant(s) to answer said summons at the place stated in the summons.
DILIGENT	<input type="checkbox"/> Diligent search made and defendant _____ not to be found in the jurisdiction of this Court.
The defendant is required to appear before the Court for a hearing on the _____ day of _____, 20____ at the hour and place stated in the summons.	

This 9 day of March

2023
[Signature]
Deputy

NOTICE AND SUMMONS

To DEFENDANT:

Pursuant to law, YOU ARE REQUIRED TO FILE OR PRESENT AN ANSWER TO THIS DISPOSSESSORY WITHIN SEVEN (7) DAYS AFTER SERVICE OF THIS DISPOSSESSORY UPON YOU. YOUR ANSWER, LEGAL OR EQUITABLE DEFENSE OF COUNTER-CLAIM TO THIS DISPOSSESSORY PROCEEDING MAY BE FILED IN WRITING OR MAY BE GIVEN ORALLY TO THE CHIEF OR PRESIDING MAGISTRATE DURING REGULAR COURT HOURS. IF YOU DO NOT ANSWER, JUDGMENT BY DEFAULT/WRIT OF POSSESSION WILL BE ENTERED AGAINST YOU. If the day of answering falls on Saturday, Sunday, or a legal holiday, such time continues through the next working day of the court. The last day for answering or vacating premises will be the 16 day of March, 2023 or before the 7th day after service of this Affidavit and Summons.

Magistrate Court of Henry County

One Judicial Center, Suite 260, McDonough, GA 30253

ACE HOMES, LLC
 5945 PEACHTREE CORNERS EAST
 NORCROSS GA 30071-
 (678) 249-8971

Plaintiff's Name And Address**VS**

MINNIFIELD, KIMELYN
 260 LEGENDS TRACE
 MCDONOUGH GA 30253-

AND, ALL OCCUPANTS
 260 LEGENDS TRACE
 MCDONOUGH GA 30253-

Defendant's Name and Address

**DISPOSSESSORY
 WARRANT**

Plaintiff's Attorney and Bar Number

File Number: 2023-632CD

Case Number: 2023-1514CD

FILED IN OFFICE
 MAGISTRATE COURT
 HENRY COUNTY, GA

FEB 21 2023

APRIL BLACKBORN, CLERK
 MAGISTRATE COURT, HENRY COUNTY, GA

Military Personnel: ☐

☐ Owner ☐ Attorney at Law ☒ Agent ☐ Attorney in fact for the owner

Further :

- ☐ That said tenant fails to pay rent now due From _____ To _____
- ☐ That tenant is holding said house and premises over and beyond the term for which the same was rented or leased to him;
- ☒ That said tenant is a tenant at sufferance.
- ☐ Plaintiff is entitled to recover any and all rent that may come due until is finally concluded.
- ☒ Plaintiff desires and has demanded possession of the premises and Defendant has failed and refused to deliver said possession.

Affiant makes this affidavit that a warrant may issue for the removal of said defendant together with his property from said house and premises

PLAINTIFF PRAYS:

- (a.) judgment for the past due rent in the amount of \$0.00.
- (b.) rent accruing up to the date of judgment or vacancy at the rate of \$0.00 per Month
- (c.) Court Cost: \$27.00
- (d.) Late Fees:

PLAINTIFF PURCHASED PROPERTY AT FORECLOSURE AUCTION & DESIRES POSSESSION

The dispossessory is in the following amounts:

Filing Fee: \$58.00
 Service Fee: \$27.00
 Court Cost: \$27.00

SUMMONS

TO THE MARSHAL of the State Court of Henry County or his lawful deputies, GREETINGS:

The defendant(s) herein is/are hereby commanded and required personally or by attorney to file with the Clerk of the Magistrate Court of Henry County in One Judicial Center, Suite 260, McDonough, GA 30253 within seven (7) days from the date of service of the within affidavit and summons (or on the first business day thereafter if the seventh day falls on Saturday, Sunday or legal holiday) then and there to answer said affidavit in writing or be given in person to the Magistrate during regular court hours. If such answer is not made to said affidavit on or before 7th day from service, writ of possession shall issue instant as by law provided, and a judgement by default will be taken against you for all rents demanded in

Witness, the Honorable Judges of said Court

Sworn to, subscribed and filed before me, this

ACE HOMES, LLC

Affiant

Phone No. (678) 249-8971

By:

2-21-23
Bobby Bracey
 Deputy Clerk

SHERIFF'S ENTRY OF SERVICE

I have served the foregoing affidavit and summons on the Defendant(s) by delivering a copy of the same

☒ Personally

☐ Defendant not found in the jurisdiction of this Court

☐ To a person sui juris residing on the premises (Name) David Missouri
 Age _____ Wt. _____ Ht. _____

☐ By posting a copy to the door of the premises and depositing a copy in the U.S. Mail, First Class in an envelope properly addressed with adequate postage thereon, said copy containing notice to the Defendant(s) to answer at the place stated in said summons.

DATE OF SERVICE

3/9/23

P/S F. V. D.
 Deputy Sheriff

PERSONAL SERVICE REQUIRED

COMPLAINT :

Attorney or Plaintiff's Name & Address:

ACE HOMES, LLC
5945 PEACHTREE CORNERS EAST
NORCROSS GA 30071
HOME: (678) 249-8971

ACE HOMES, LLC
5945 PEACHTREE CORNERS EAST
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Plaintiff

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This 9 day of March, 2023

Deputy

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